Davidson County DEEDWARR
Recvd: 02/20/04 15:59 2pgs
Fees:12.00 Taxes:0.00
20040220-0019986

QUITCLAIM DEED

From: Susan F. Hoffman

To: James Carl Hoffman

Prepared by:
Michael W. Binkley
150 Second Avenue North, Suite 300
Nashville, Tennessee 37201-1920

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
3217 Richland Avenue Nashville, Tennessee 37205	3217 Richland Avenue Nashville, Tennessee 37205	Map 104-9 Parcel 115

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Final Decree of Divorce and Martial Dissolution Agreement in that certain case styled Susan Margaret Foster Hoffman v. James Carl Hoffman, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 03D-244, and that there was no other consideration given for the transfer.

Affiant-James Carl Hoffman

SUBSCRIBED AND SWORN TO before me this _____ day of _____, 2004.

NOTARY PUBLIC
My Commission Expires:

This transaction is exempt from tax under the provisions of Tenn. Code Ann. §67-4-409(E), and in accordance with the terms and conditions of the Final Decree of Divorce in that certain case styled Susan Margaret Foster Hoffman v. James Carl Hoffman, Fourth Circuit Court for Davidson County, Tennessee, Docket No. 03D-244, Susan F. Hoffman (the "Grantor") by these presents hereby sells, assigns and quitclaims unto James Carl Hoffman (the "Grantee") all of Grantor's right, title and interest in and to certain land in Davidson County, Tennessee, being more particularly described as follows (the "Property"):

Land in Davidson County, Tennessee, being the easterly 90 feet of lot No. 24 of Block 7, Division "A", on the Plan of Richland Realty Company Property.

Said Plan is of record in Book 161, page 151, Register's Office for Davidson County, showing said property divided into blocks, but not showing the subdivision of blocks into small lots.

According to a printed copy of an unregistered plan subdividing said blocks into lots, said part of Lot No. 24 fronts 90 feet on the southerly side of Richland Avenue and runs back between parallel lines, parallel with and 310 feet east of the easterly margin of Christopher Street, 200 feet to a dead line.

Being the same property conveyed to Susan F. Hoffman, by deed from Georgianna W. Russell, of record in Book 9306, page 75, said Register's Office.

This conveyance is subject to any and all easements and restrictions of record.

The above description is the same as in the previous deed of record.

WITNESS my hand this 18 day of February, 2004.

SUSAN F. HOFFMAN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Susan F. Hoffman, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of February, 2004.

SARAH SCHMIDT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 01/26/08